058.0	0001	0008.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	783,800	/	783,800
USE VALUE:	783,800	/	783,800
ASSESSED:	783,800	/	783,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
75		BOW ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TURKALL GLORIA ANN TRUSTEE
Owner 2:	GLORIA ANN TURKALL FMLY IRREVO
Owner 3:	TRUST
Street 1:	75 BOW STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	TURKALL GLORIA -
Owner 2:	-
Street 1:	75 BOW STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 3,807 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1926, having primarily Vinyl Exterior and 2184 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	3807.000	409,900		373,900	783,800
Total Card	0.087	409,900		373,900	783,800
Total Parcel	0.087	409,900		373,900	783,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 358.88 | /Parcel: 358.8

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	38131
GIS Ref	
GIS Ref	
Insp Date	08/28/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 058.0-0001-0008.0

!4938!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	410,000	0	3,807.	373,900	783,900	783,900	Year End Roll	12/18/2019
2019	104	FV	317,900	0	3,807.	368,600	686,500	686,500	Year End Roll	1/3/2019
2018	104	FV	318,400	0	3,807.	283,100	601,500	601,500	Year End Roll	12/20/2017
2017	104	FV	298,700	0	3,807.	267,100	565,800	565,800	Year End Roll	1/3/2017
2016	104	FV	298,700	0	3,807.	245,700	544,400	544,400	Year End	1/4/2016
2015	104	FV	266,200	0	3,807.	229,700	495,900	495,900	Year End Roll	12/11/2014
2014	104	FV	266,200	0	3,807.	211,500	477,700	477,700	Year End Roll	12/16/2013
2013	104	FV	277,000	0	3,807.	211,500	488,500	488,500		12/13/2012

PRINT

Date	Time
12/10/20	19:53:58

LAST REV

Date	Time
09/11/18	10:53:49
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 4938

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TURKALL GLORIA,	56589-322		3/11/2011	Convenience	1	No	No		
	13149-293		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	38131
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
8/28/2018	Meas/Inspect	BS	Barbara S
11/18/2008	Meas/Inspect	336	PATRIOT
1/11/2000	Mailer Sent		
1/11/2000	Meas/Inspect	263	PATRIOT
1/8/2000	Mailer Sent		
1/8/2000	Measured	277	PATRIOT
7/28/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		3807		Sq. Ft.	Site		0	70.	1.40	6									373,947						373,900	

Total AC/HA:	0.08740	Total SF/SM:	3807	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	373,947	Spl Credit		Total: 373,900

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Fair
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

COMMENTS

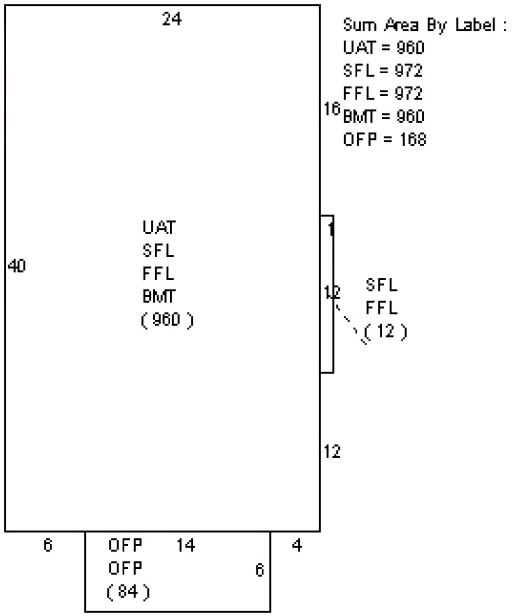
ACROSS FROM SECURITY FENCE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	10	BRs:	3	Baths:	2	HB	1				

SKETCH



GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	1
1	5	1	1
Totals			
2	10	3	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:	C - Com Locatio	5.0	%
Special:			%
Override:			%
	Total:	30.08	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.19012344
Const Adj.:	0.98000199
Adj $ / SQ:	198.275
Other Features:	112750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	586282
Depreciation:	176353
Depreciated Total:	409928

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	198.27
Special Features:	0	Val/Su Net:	123.76
Final Total:	409900	Val/Su SzAd	210.85

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	972	198.270	192,723
SFL	Second Floor	972	198.270	192,723
BMT	Basement	960	59.480	57,103
UAT	Upper Attic	240	111.030	26,648
OFP	Open Porch	168	25.800	4,334

Net Sketched Area:	3,312			Total:	473,531
Size Ad	1944	Gross Are	4032	FinArea	2184

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	F	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

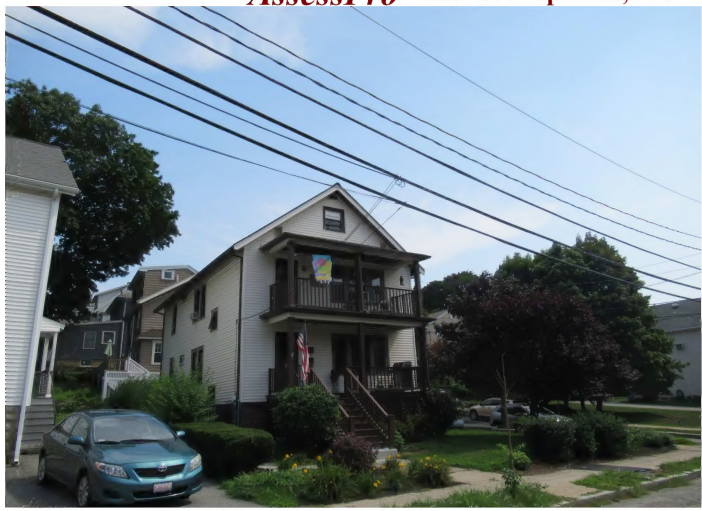
SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

058.0-0001-0008.0

IMAGE

AssessPro Patriot Properties, Inc